



7 Shepherds Lane, Bicton, Shrewsbury, SY3 5EQ

2 bedroom detached house — £370,000 Freehold

7 Shepherds Lane, Bicton, Shrewsbury, SY3 5EQ

£370,000 Freehold — 2 bedroom detached house

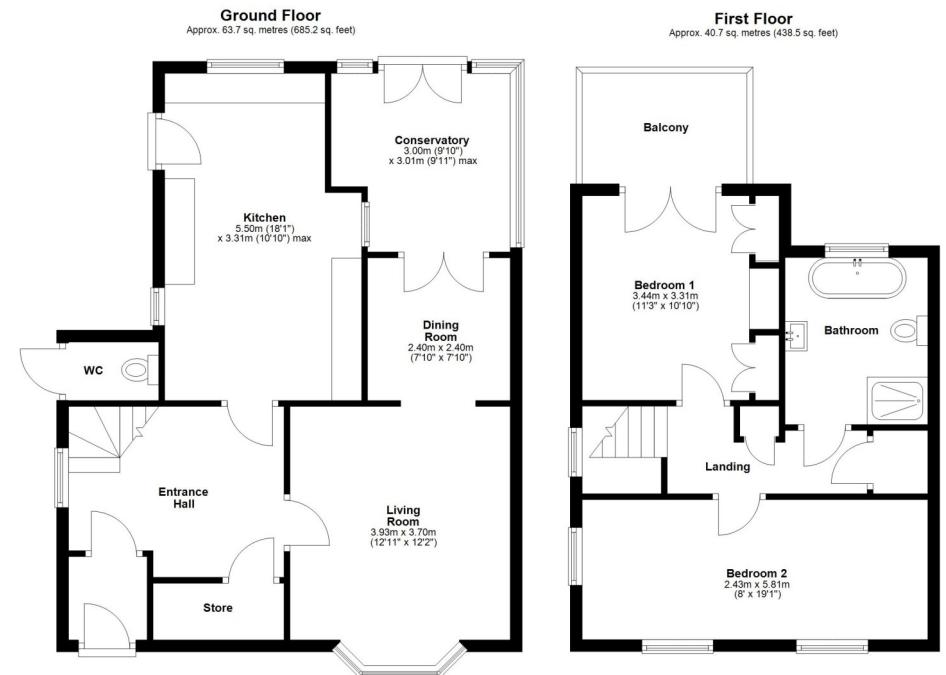
sales@cgpooks.co.uk

Coopergreenpooks.co.uk

This beautifully presented detached cottage of character has been significantly improved over recent years, providing thoughtfully designed accommodation finished to a high standard throughout, while occupying a good-sized plot with an extensive driveway and private rear garden.

KEY FEATURES

- Entrance porch opening to a lovely hallway with solid wood flooring, useful store cupboard and turning staircase to landing
- Living room with feature fireplace and bay window to front
- Dining room, which is also open plan to the living area, with glazed double doors onto the conservatory
- Separate kitchen, complete with a range of bespoke fitted units and integrated appliances, with windows to two elevations and access to the rear garden
- Master bedroom with built-in wardrobes and glazed doors onto the balcony, which offers fantastic views over the rear garden and open fields
- The second bedroom was previously split into two rooms and could easily be turned back to the original layout, now providing a double bedroom with two windows to front and further window to side
- Very well-appointed family bathroom with roll-top bath and separate shower
- uPVC double glazed windows and oil fired central heating
- Lovely private rear garden, laid to lawn with planted borders, paved terraces and access to side. There is also a summer house and workshop which have power and lighting, creating versatile space to work from home
- To the front of the property is an extensive gravelled driveway providing plenty of parking
- A lovely setting, situated within a ten minute drive of the town centre, while being a short distance from excellent amenities, primary and secondary schools, and road links via the bypass



Total area: approx. 104.4 sq. metres (1123.7 sq. feet)









7 Shepherds Lane, Bicton, Shrewsbury, SY3 5EQ

£370,000 Freehold — 2 bedroom detached house

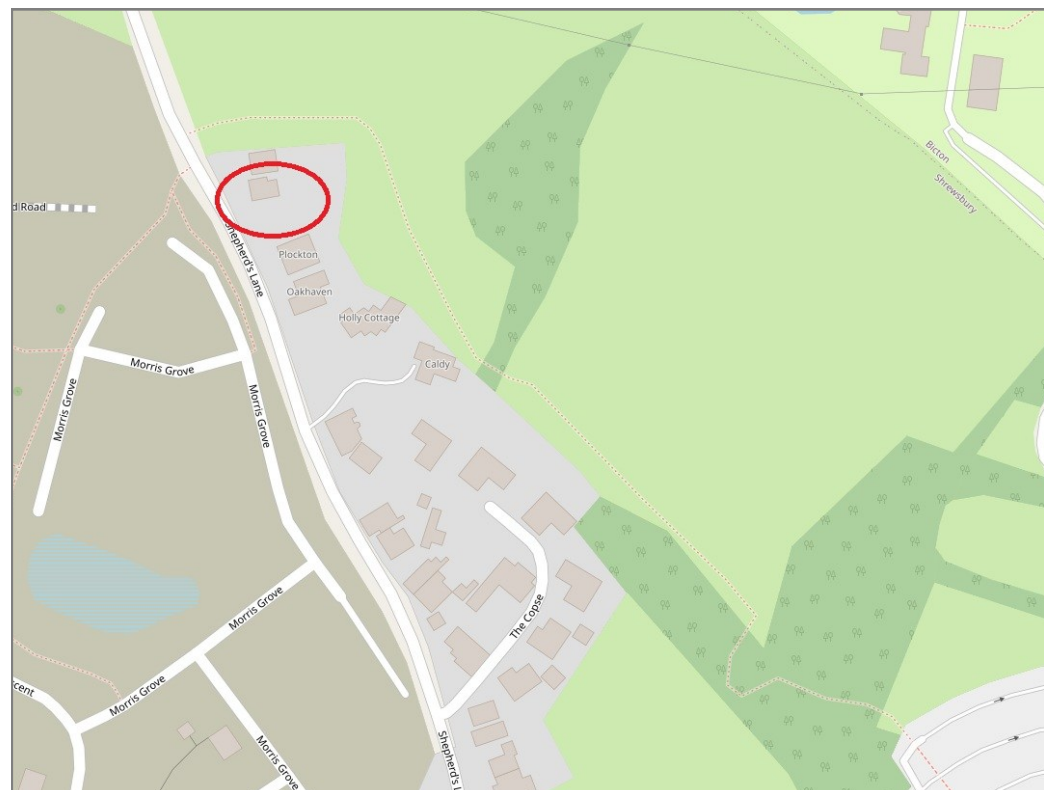
sales@cgpooks.co.uk

rightmove 

 OnTheMarket.com



BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band D
EPC Band	Band E
Services	Mains electricity, water and drainage are connected.
	Oil fired central heating

 **mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

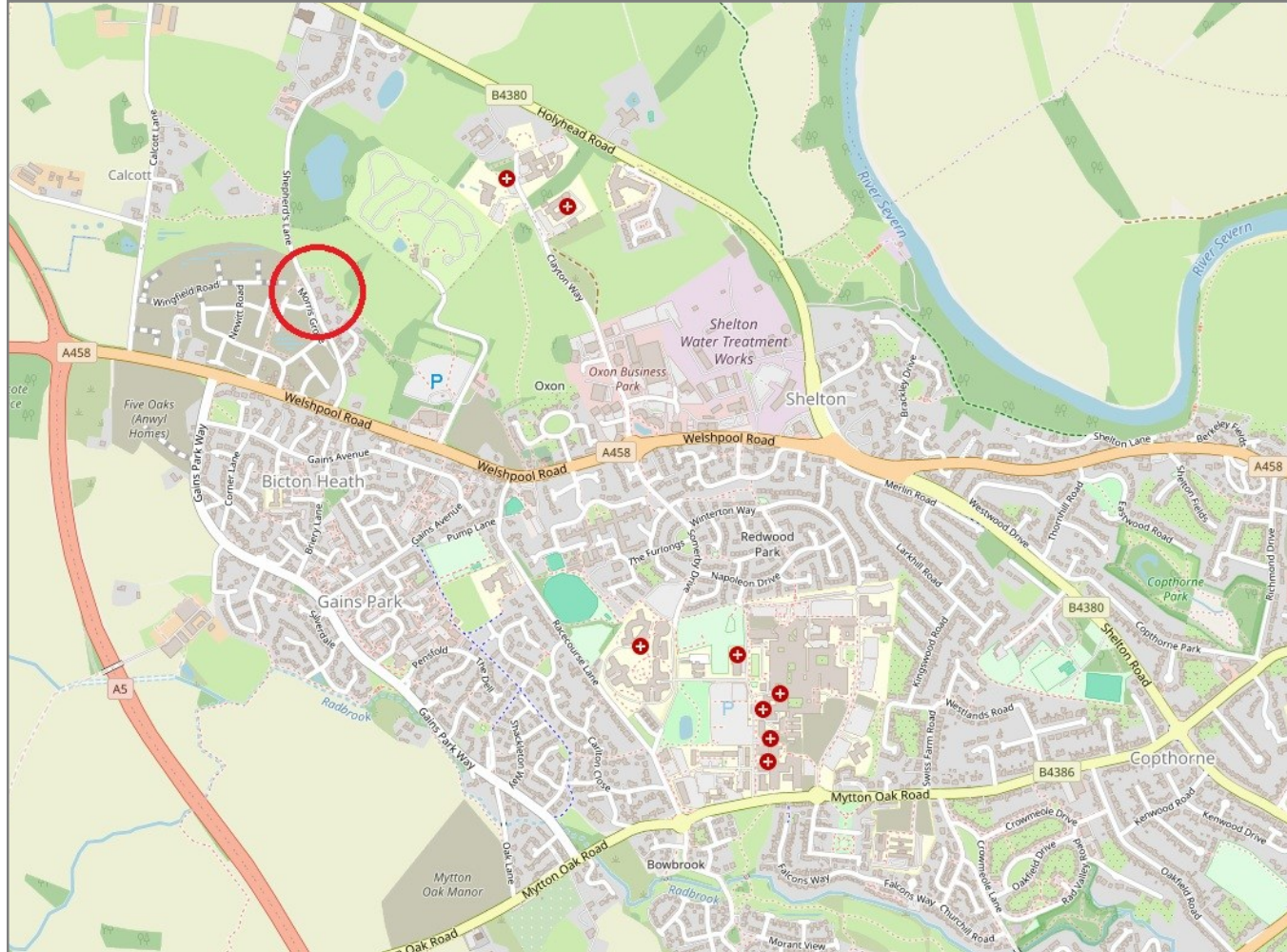
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

7 Shepherds Lane, Bicton, Shrewsbury, SY3 5EQ

Coopergreenpooks.co.uk

£370,000 Freehold — 2 bedroom detached house

sales@cgpooks.co.uk



IMPORTANT NOTICE: Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.